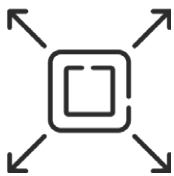


171 QUEENS AVE.

Prime Location, Endless *Potential*

Find unbeatable value in
the heart of it all.



89,000+ sq.ft.



Pub, café,
restaurant on-site



BRT stop



On-site retail services

A place to *Grow*

Discover professional and community-oriented office space that puts your business in the centre of the action. Situated in a prime area with exceptional transit access, 171 Queens offers a high-value Class B office environment that combines convenience, affordability, and the perfect setting for growth.



Modern foyer



Versatile spaces



Central location



Great retailers on-site

Designed to Inspire

Located at one of the busiest intersections in downtown London, 171 Queens Ave. offers an ideal location for businesses looking to thrive in the core's vibrant community. With tasty dining options just steps away and a setting designed with accessibility in mind, your team and clients will feel right at home. 171 Queens Ave. offers both turnkey and custom-designed layouts to meet your specific needs. Plus, its prime location on the Bus Rapid Transit downtown loop ensures seamless access for employees, clients, and visitors alike.

Building Highlights



Secured storage for bicycles



Surface level parking stalls for monthly parkers
Secured patrolled parking
Close to the Bus Rapid Transit route



Controlled building access with security cameras inside and outside
Sifton Security Team services weekdays and weekends



Energy-efficient lighting throughout the building



On-site storage opportunities with convenient access



Efficient HVAC systems
Zone-controlled heat pumps on all floors at all times
Updated building automation system
High-performance filters for all HVAC units



Click here to view our available units

lease@sifton.com

Connect with us and learn more about
leasing opportunities at 171 Queens Ave.



Experience. The Difference.™